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Redevelopment Board Minutes 08/31/2009

Arlington Redevelopment Board
 Minutes of Monday, August 31, 2009
 Approved September 14, 2009

Second Floor Conference Room, Town Hall

Members Present:
 Andrew West, Chair
 Christopher Loreti, Vice Chair
 Roland Chaput
 Ed Tsoi
 Bruce Fitzsimmons

Also Present:
 Carol Kowalski, Director of Planning & Community Development
 Tom O'Brien, JPI
 Laura Wiener, Senior Planner
 Joey Glushko, Planner

Mr. West convened the meeting at 7:00pm.

Symmes

Tom O'Brien of JPI reported that JPI expected to reach an agreement with a developer, Oak Grove Residential, in the following days. The developer would begin construction autumn 2009 with the plan as approved, and would accept the outstanding obligations, according to Mr. O'Brien. Security of the site was discussed, but Mr. O'Brien did not commit to further security measures. Mr. Fitzsimmons asked about the Medical Office Building. Mr. O'Brien reported that there is interest from a physician group to site a medical use in Arlington, but probably not at that location.

It was agreed the Town Manager, Town Counsel and Board members would begin discussion with Mr. O'Brien within days to better understand the proposed change and developer and advise the full Arlington Redevelopment Board on a way forward.

Buddy Mabardy from CJ Mabardy asked if the developer would pay unpaid bills owed by JPI to Mabardy. Mr. West asked that we seek opinion from Town Counsel on the effect on the transfer if a party with a lien on the property isn't paid in full and does not remove the lien. Mr. West asked for a list of vendors owed.

Discussion continued with Michele Barry of Symmes Neighborhood Advisory Committee, Larry Van Den Herrick, and BethAnn Friedman, all abutters and neighbors of the Symmes site, regarding the effect of rental units versus condominiums, the timing or future incentive to convert to condos, site security, the impact of present site conditions on abutting properties and re-sale values, moving the construction debris away from abutting properties, and the desire to have a site escrow in the event that the next developer was unable to develop the project on schedule.

Mr. Loreti moved to authorize Carol Kowalski as Secretary Ex Officio of the ARB, to extend the Medical Office Building and Building Permit deadlines through October 5, 2009, subject to all previous terms of those extensions. Mr. Fitzsimmons seconded and the motion was approved 5-0.

Cell tower hearing, 1098 Massachusetts Avenue, 215 Massachusetts Avenue, 47 Mystic Street

The applicant did not appear for the hearing, but had submitted a written request to open and continue the hearing, and waive indefinitely the right to a decision within the statutory 90 days. Mr. Fitzsimmons moved to open and continue the hearings to September 14, 7:00pm, or as soon thereafter as they can be heard. Mr. Tsoi seconded and the motion was approved 5-0. Mr. Tsoi asked that photo-simulations be provided. Mr. Chaput asked for clarification on the ARB's jurisdiction over school cell towers, a statement of the lease income for cell towers on Town property, and a future discussion on whether these fees are adequate.

East Arlington Parking Analysis

The Board commented that the analysis concluded too readily with a parking meter solution before sufficient data was presented and before parking management solutions were fully explored. The Board also seeks more assessment of enforcement and the impact of losing parking supply on side streets if parking on those streets is made resident-only. The Board asked Ms. Kowalski to summarize the Board's comments for the consultant. Mr. West also asked that the consultant provide a case in which their sample parking agreement has been implemented.

Receipt of draft Commercial Development Study

The Board would receive hard copies of the draft study in the following days.

ARB Schedule 2009

The ARB considered a draft schedule of meetings through 2009. Mr. Loreti would be unable to attend the October 5 meeting.

Planning Issues Outline

The Board discussed ordering planning issues by priority, and working with staff on an approach to long-range planning initiatives.

Approval of minutes

Mr. Chaput moved to approve the minutes of July 6, 2009, Mr. Tsoi seconded, and the minutes were approved 5-0.
 Mr. Loreti moved to approve the July 27, 2009 minutes as amended, Mr. Tsoi seconded, and the minutes were approved 5-0.

Next meeting September 14, 2009.

Adjourned 9:20pm

Respectfully submitted,
 Carol Kowalski